

Conveyance of Parcel No. 1, NY Sts., From Cerel Druker to C D Bldg. Corp  
Adopted at Meeting of 6/29/60

Cerel-Druker Redevelopment Corporation a duly organized and existing  
Massachusetts corporation with an usual and principal place of business  
in Boston,

Suffolk

County, Massachusetts,

XXXXXX  
~~being unmarried~~ for consideration paid grant to C D Building Corporation a duly  
organized and existing Massachusetts corporation with an usual and  
principal place of business in Boston, Massachusetts

W

with quitclaim covenants

XXXXX  
the land in  
A certain parcel of land in Boston, Massachusetts, which is a portion  
of Parcel No. 1 on a plan entitled "Urban Renewal Division, Boston  
Housing Authority New York Streets Project, UR Mass. 2-1, Land  
Disposition Plan" by Hayden, Harding and Buchanan, Inc., Consulting  
Engineers, Boston 35, Massachusetts, dated March 6, 1957, Revisions  
June 26, 1957, recorded in the Suffolk Registry of Deeds, Book 7263,  
Page 345, which portion is more particularly bounded and described  
as follows:

NORTHWESTERLY: by Washington Street, One hundred seventy and 82/100  
feet;

NORTHERLY: by the curved intersection of Washington and Troy  
Streets, thirty-two and 44/100 feet;

NORTHEASTERLY: by Troy Street, three hundred and 89/100 feet;

EASTERLY: by the curved intersection of Troy Street and Harrison  
Avenue, twenty-seven and 67/100 feet;

SOUTHEASTERLY: by Harrison Avenue, one hundred thirty-eight and  
31/100 feet; and

SOUTHWESTERLY: by other land of the Grantor, three hundred fifty-nine  
and 69/100 feet.

Said portion of Parcel No. 1 contains approximately 60,000 square feet  
and includes the Grantor's interest in and to the fee and soil of those  
portions of said Washington Street, Harrison Avenue and Troy Street  
adjoining said portion to the center lines of said streets and avenue.  
The foregoing described portion of land is a part of the parcel  
described as "The First Parcel" in the deed from the Boston  
Redevelopment Authority to the Grantor dated December 26, 1957, and  
recorded in said Suffolk Registry of Deeds, Book 7295, Page 21. A  
part of the above described premises is registered land and is  
described as Lots 2 and 3 in Certificate of Title No. 65484 in the  
Suffolk Registry District.

Or however otherwise said parcel may be bounded or described and be  
all or any of said measurements or contents more or less.

This conveyance is subject to a covenant to devote the property herein  
conveyed to the use as specified in Section 26 LL of Chapter 121 of  
The Mass. General Laws and in The Land Assembly and Redevelopment Plan  
prepared by The Boston Housing Authority recorded at the Suffolk  
Registry of Deeds Book 7244, Page 18, in accordance with the controls,  
restrictions, and standards of development outlined in said plan.  
This covenant runs with the land and shall be effective for a period  
of forty (40) years from the date of creation thereof.

This conveyance is also subject to a covenant not to effect or execute  
any covenant, agreement, lease, conveyance or other instrument whereby  
the property herein conveyed or any part thereof is restricted upon  
the basis of race, creed or color in the sale, lease, or occupancy  
thereof, which covenant runs with the land.

This conveyance is made subject to the terms and conditions contained  
in an agreement dated May 15, 1957, between the Grantor and the Boston  
Housing Authority which shall survive the delivery of this deed and  
which the grantee hereby assumes; provided, however, that the recording

in the Suffolk Registry of Deeds of a certificate of completion or satisfaction executed by the Boston Redevelopment Authority, its successors or assigns shall be a conclusive determination of satisfactory completion by the Grantor of all undertakings by it under said agreement as to the portion of the land herein conveyed described in said certificate; thereafter the Grantor, the Grantee and their successors and assigns shall be relieved of all further obligations, restrictions, terms and conditions contained in such agreement as to the portion of the land described in such certificate, excepting only such restrictions and covenants set forth in the within deed and described as intended to run with the land.

This conveyance is made subject to real estate taxes for the current year.

Executed as a sealed instrument this

day of .

1960.

CEREL-DRUKER REDEVELOPMENT  
CORPORATION  
By

---

Treasurer

C D BUILDING CORPORATION  
By

---

Treasurer

Husband \_\_\_\_\_  
Wife \_\_\_\_\_ co-said grantor,

.....  
X releases to said grantees all rights of tenancy by the curtesy, and all other interests therein.  
dower and homestead

Witness ..... hand and seal this ..... day of ..... 19.....

The Commonwealth of Massachusetts

.....SS.....

19.....

Then personally appeared the above named.....*Bertram A. Druker*

.....of Cerel-Druker Redevelopment Corporation  
and acknowledged the foregoing instrument to be.....*the*.....free act and deed, before me

.....Notary Public — Justice of the Peace

My commission expires.....

19.....

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED)

CHAPTER 183, SECTION 11, GENERAL LAWS

A deed in substance following the form entitled "Quitclaim Deed" shall, when duly executed, have the force and effect of a deed in fee simple to the grantee, his heirs, and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors with the grantee, his heirs, successors, and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

Statute Form of  
Quitclaim Deed

TO

....., 19.....

at .....o'clock and .....minutes.....m.

Received and Entered with.....

..... Deeds

Book..... Page.....

Attest

Register .....

FROM THE OFFICE OF

